

Urban Commercial Overlay

3372.601 - Purpose and intent.

The purpose of the Urban Commercial Overlay (UCO) is to regulate development in specifically designated areas in order to protect, re-establish and retain the unique architectural and aesthetic characteristics of older urban commercial corridors. Such corridors are typically characterized by pedestrian-oriented architecture, building setbacks ranging from zero to ten feet, rear parking lots, commercial land uses, a street system that incorporates alleys and lot sizes smaller than one-half acre.

The provisions of the UCO are intended to encourage pedestrian-oriented development featuring retail display windows, reduced building setbacks, rear parking lots, and other pedestrian-oriented site design elements. Use of this overlay also serves as a means of implementing key policy recommendations of neighborhood plans and design studies.

(Ord. 1095-02 § 2 (part); Ord. 2431-03 § 1; Ord. 0854-2008 § 8.)

3372.602 - Overlay areas.

The boundaries of designated Urban Commercial Overlay areas are part of the Official Zoning Map and described in separate sections beginning with C.C. 3372.650 and ending with C.C. 3372.699. For the purposes and requirements of an Urban Commercial Overlay area, the term "primary street" means Third Avenue, Fourth Street, Fifth Avenue, Fifth Street, Broad Street, Cleveland Avenue, Front Street, Grandview Avenue, Indianola Avenue, High Street, Hudson Street, King Avenue, Lane Avenue, Livingston Avenue, Lockbourne Road, Long Street, Main Street, Mt. Vernon Avenue, Northwest Boulevard, Oakland Park Avenue, Parsons Avenue, Summit Street, and, Whittier Street.

(Ord. 0854-2008 § 9; Ord. No. 0544-2009, § 9, 6-22-2009; Ord. No. 0216-2010, § 12, 5-10-2010)

3372.603 - Applicability and extent.

The standards and requirements of the UCO apply as follows:

- A. This overlay applies to retail, restaurant, office or medical office uses.
- B. The placement, construction, or reconstruction of a principal building is subject to all standards and requirements of this overlay, except as applied to non-conforming buildings as provided in Section 3391.01 and except as applied to routine maintenance and in-kind replacement of materials. Facade renovations or exterior renovations are not considered reconstruction of a principal building.
- C. The expansion of a principal building's gross floor area by up to 50 percent is subject to applicable provisions of C.C. 3372.605 and C.C. 3372.607 and the expansion of a principal building's gross floor area by more than 50 percent is subject to all standards and requirements of this overlay.
- D. The extension or expansion of a principal building toward a public street is subject to all applicable standards and requirements of this overlay.
- E. Exterior alteration of a primary building frontage is subject to C.C. Section 3372.605, items A, C, D, E, F, G, and H. For purposes of this requirement, the placement of window shutters, fabric canopies and awnings and/or building-mounted signage is not considered to be exterior alteration.
- F. The parking standards in C.C. Section 3372.609 apply to existing buildings, additions, and new construction.
- G. The construction or installation of a new parking lot, graphic, exterior lighting, fence or other accessory structure is subject to all the applicable provisions herein. Overlay standards do not apply to the re-striping or reconfiguration of existing parking lots.
- H. In architectural review commission districts properties are subject to C.C. Sections 3372.604, 3372.607, 3372.608 and 3372.609, and are not subject to Sections 3372.605 and C.C. 3372.606. Any standard or requirement of this overlay may be modified or waived by an architectural review commission for structures within that architectural review commission's given boundary.
- I. The Graphics Commission may consider a variance request to any graphics standard or graphics requirement of this overlay. Nonconforming graphics and routine maintenance and in-kind replacement of materials are exempt from the graphics standards and requirements of this overlay and are subject to Section 3381.08.
- J. The standards contained in the overlay are in addition to the regulations of the underlying zoning districts and the general requirements contained in the Columbus Zoning Code. Where a specific overlay standard is imposed, it is to be followed in lieu of a general provision of the Zoning Code: where the overlay does not address a required standard and it is otherwise contained in the Zoning Code, the Zoning Code standard shall be followed. Except as conditioned by City Council, the Board of Zoning Adjustment or Graphics Commission, the provisions of this overlay are deemed more restrictive.

(Ord. 1095-02 § 2 (part); Ord. 2431 § 2; Ord. 0854-2008 § 10; Ord. No. 0544-2009, § 15, 6-22-2009)

3372.604 - Setback requirements.

Setback requirements are as follows:

- A. The minimum building setback is zero (0) feet and the maximum building setback is ten feet, except where a public-private setback zone is provided. Where a public-private setback zone is provided, a maximum setback of 15 feet is permitted for up to 50 percent of the building frontage.
- B. The minimum setback for parking lots is five feet. Parking lots and accessory buildings shall be located behind the principal building. Where access behind the property is not possible from a public alley or street, up to 50 percent of the parking may be located at the side of the principal building.
- C. The minimum setback for fences and masonry or stone walls is zero feet.

(Ord. 0854-2008 § 11.)

3372.605 - Building design standards.

Design standards are as follows:

- A. A primary building frontage shall incorporate at least one main entrance door. At a building corner where two primary building frontages meet, one main entrance door may be located so as to meet the requirement for both building frontages.
- B. The width of a principal building along a primary building frontage shall be a minimum of 60 percent of the lot width.
- C. A building frontage that exceeds a width of 50 feet shall include vertical piers or other vertical visual elements to break the plane of the building frontage. The vertical piers or vertical elements shall be spaced at intervals of 15 feet to 35 feet along the entire building frontage.
- D. For each primary building frontage, at least 60 percent of the area between the height of two feet and ten feet above the nearest sidewalk or shared-use path grade shall be clear/non-tinted window glass permitting a view of the building's interior to a minimum depth of four feet. For a secondary building frontage, the pattern of window glass shall continue from the primary frontage a minimum distance of ten feet.
- E. The standards below apply to upper story windows. The standards are intended to recognize that regularly spaced upper story windows (any story above ground) create a repeated pattern for unity and are an integral part of the building design. Upper story windows are generally smaller than storefront windows at street level are spaced at regular intervals and give scale and texture to the street edge formed by building facades
 - 1. For any new installation or replacement of upper story windows, the new/replacement windows shall be clear/non-tinted glass.
 - 2. Windows shall not be blocked, boarded up, or reduced in size, unless otherwise required by code for securing a vacant structure.
 - 3. At least 25 percent of the second and third floor building frontages (as measured from floor to ceiling) shall be window glass unless historic documentation (e.g. historic photos) from when the building was first constructed can be provided that shows a different percentage of window glass was used on the second and third floor building frontages. In such cases, the historic percentage shall be maintained.
- F. All roof-mounted mechanical equipment shall be screened from public view to the height of the equipment. The design, colors and materials used in screening shall be architecturally compatible with the rooftop and the aesthetic character of the building.
- G. Pickup units and coverings are prohibited on primary building frontages and shall be attached to the rear or side of the principal building.
- H. Backlit awnings are not permitted.

(Ord. 2431-03 § 3; Ord. 0854-2008 § 12; Ord. 1987-2008 Attach. 1 (part); Ord. No. 0216-2010, § 15, 5-10-2010)

3372.606 - Graphics.

Graphics standards are as follows:

In addition to signs prohibited in Chapter 3375, the following types of signs shall not be permitted: off-premise signs, billboards, signs with flashing lights or bare bulbs, co-op signs, rotating signs, monopole signs, automatic changeable copy signs, and roof-mounted signs.

(Ord. 0854-2008 § 13; Ord. No. 0544-2009, § 12, 6-22-2009)

3372.607 - Landscaping and screening.

Landscaping and Screening shall meet the standards of this zoning code, including the standards contained in the Off-Street Parking and Loading Chapter and those contained herein.

- A. In architectural review commission districts, required parking lot screening shall be the screening approved by the architectural review district commissions. In all other areas, parking lot screening shall consist of:
 - 1. A four-foot high solid masonry or stone wall, or
 - 2. A four-foot high metal tube or solid metal bar fence located at the street right-of-way line (property line), with or without masonry pier supports, with a minimum three-foot wide landscaped area along either side of the fence. The landscaped area shall be planted with three evergreen shrubs and one deciduous shade tree per 30 feet of frontage. In the case where the landscaping is provided on the street side of the fence, the fence may be set back three feet from the right-of-way line to allow for the required landscaping.
- B. Fences, with or without masonry piers, shall be constructed of metal tubes or solid metal bars. Fences shall not exceed a height of four feet. Chain-link fences are prohibited. Walls shall not exceed a height of four feet. Masonry or stone walls are recommended for screening, sitting, or for use as independent architectural elements.
- C. In addition to the provisions regulating dumpsters in the Off-Street Parking and Loading Chapter, dumpsters shall be located behind the principal building and be screened from public view to the height of the dumpster.
- D. Ground-mounted mechanical equipment shall be located behind the principal building and be screened from public view to the height of the equipment.
- E. Plant species shall be installed and maintained as follows:
 - 1. Shade trees shall be a minimum of two inches in caliper.
 - 2. Ornamental trees shall be a minimum of two inches in caliper.

3. Hedges and shrubs may be deciduous or evergreen but shall be a minimum of 24 inches in height at time of planting.

(Ord. 1095-02 § 2 (part); Ord. 1851-04 § 1; Ord. 0854-2008 § 14; Ord. No. 1537-2009, § 22, 5-3-2010)

3372.608 - Lighting.

Lighting Standards shall meet the standards of this zoning code, including the standards contained in the Off-Street Parking and Loading Chapter and those contained herein.

- A. The height of any parking lot light pole/fixture shall not exceed 18 feet above grade.
- B. When located within 25 feet of a residential district the height of a light fixture shall not exceed 14 feet above grade.

(Ord. 0854-2008 § 15; Ord. No. 1537-2009, § 25, 5-3-2010)

3372.609 - Parking and circulation.

In addition to the standards found in the Off-Street Parking and Loading Chapter, the following standards shall also apply.

- A. Parking, stacking and circulation aisles are not permitted between the principal building and a street right-of-way line.
- B. In recognition of the development pattern associated with this overlay, the required number of off-street parking spaces for non-residential uses shall be reduced in the following manner:
 1. All uses, other than an eating or drinking establishment smaller than 5,000 square feet with a pickup unit, are permitted a 25 percent reduction of the required parking in the Off-Street Parking and Loading Chapter.
 2. Retail uses, (not including eating and drinking establishments, private clubs, places of assembly, and medical offices) that are 10,000 square feet or less, are permitted an additional 25 percent reduction (for a total reduction of 50 percent) of the required parking in the Off-Street Parking and Loading Chapter.
 3. For this provision, area is based on total size of use including any additions.

(Ord. 1095-02 § 2 (part); Ord. 0854-2008 § 16; Ord. No. 1537-2009, § 28, 5-3-2010)

3372.611 - Design standards.

(Repealed by 0854-2008)

3372.612 - Site lighting.

(Repealed by 0854-2008)

3372.613 - Drive-thru uses.

(Repealed by 0854-2008)

3372.615 - Parking and circulation.

(Repealed by 0854-2008)

3372.650 - Cleveland Avenue/North Linden urban commercial overlay.

There is hereby created in the city an urban commercial overlay to be known as the Cleveland Avenue/North Linden urban commercial overlay consisting of the following area and parcels:

All parcels fronting on Cleveland Avenue from the north side of Hudson Street, north to the south side of Weber Road.

(Ord. 410-99 § 1.)

3372.653 - Cleveland Avenue/South Linden urban commercial overlay.

There is hereby created in the city an urban commercial overlay to be known as the Cleveland Avenue/South Linden urban commercial overlay consisting of the following area and parcels:

All parcels fronting on Cleveland Avenue from the north side of Eleventh Avenue, north to the south side of Hudson Street.

(Ord. 409-99 § 1.)

3372.657 - East Long Street urban commercial overlay.

There is hereby created in the city an urban commercial overlay to be known as the East Long Street urban commercial overlay consisting of the following area and parcels:

All parcels fronting on East Long Street from the east side of Interstate 71, east to the west side of Champion Avenue.

(Ord. 405-99 § 1.)

3372.661 - East Main Street urban commercial overlay.

There is hereby created in the city an urban commercial overlay to be known as the East Main Street urban commercial overlay consisting of the following area and parcels:

All parcels fronting on East Main Street from the east side of Parsons Avenue, east to the west side of Nelson Road.

(Ord. 406-99 § 1.)

3372.665 - Indianola Avenue/Oakland Park Avenue urban commercial overlay.

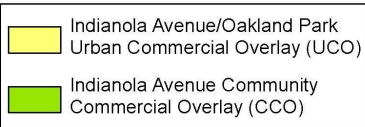
There is hereby created in the city an urban commercial overlay to be known as the Indianola Avenue/Oakland Park Avenue urban commercial overlay. The provisions of this overlay shall apply to all properties indicated on Exhibit A, "Indianola Avenue Commercial Overlays," further defined as the following areas and parcels (editors note: this designation expands and replaces a prior designation in this vicinity):

- 1) All parcels fronting the west side of Indianola Avenue beginning at a point ± 149 feet north of Arden road extending south to Torrence Road.
- 2) All parcels fronting the west side of Indianola Avenue beginning at Dunedin Road on the north and extending to East North Broadway on the south and all parcels fronting Indianola Avenue on the east beginning at a point ± 360 feet north of the centerline of Oakland Park Avenue (feet) and extending south to East North Broadway.
- 3) All parcels fronting Oakland Park Avenue beginning at Indianola Avenue extending east to the railroad east of Indianola.

(Ord. 403-99 § 1; Ord. No. 0216-2010, § 1, 5-10-2010)

EXHIBIT A

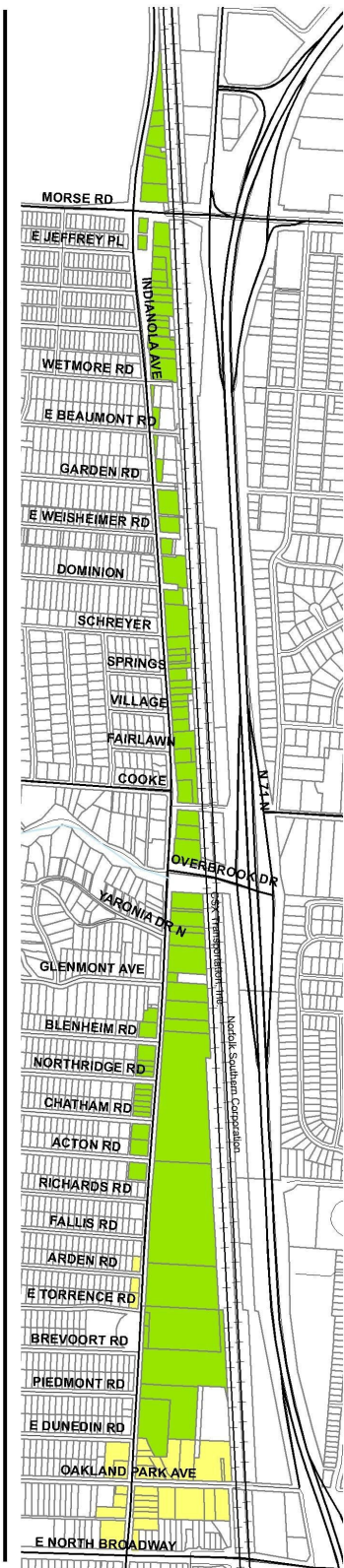
Indianola Avenue
Commercial
Overlays



Note: Indianola Avenue/Oakland Park Urban Commercial Overlay expands upon prior designation.



City of Columbus
Department of Development
Planning Division
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3372.669 - Indianola Avenue/Weber Road urban commercial overlay.

There is hereby created in the city an urban commercial overlay to be known as the Indianola Avenue/Weber Road urban commercial overlay consisting of the following area and parcels:

All parcels fronting on the west side of Indianola Avenue from the north side of Weber Road, north to the southerly lot line of parcels fronting on the south side of Midgard Road.

(Ord. 404-99 § 1.)

3372.670 - Italian Village urban commercial overlay.

There is hereby created in the city an urban commercial overlay to be known as the Italian Village urban commercial overlay consisting of the following parcels/areas:

A. West Fifth Avenue.

Parcel 1: Beginning at the intersection of the first alley east of High St. and Fifth Ave.; thence easterly +140 feet along the south right-of-way of Fifth Ave. to the west right-of-way of Mt. Pleasant Ave.; thence southeasterly +230 feet along Mt. Pleasant Ave. to the north right-of-way of an unnamed alley; thence westerly +140 feet along the alley to the east right-of-way of an unnamed alley; thence northwesterly +230 feet along the alley to place of beginning.

Parcel 2: Beginning at the intersection of Fifth Ave. and Mt. Pleasant Ave.; thence easterly +220 feet along the south right-of-way of Fifth Ave. to the west right-of-way of Say Ave.; thence southeasterly +115 feet along Say Ave. to the north right-of-way of an unnamed alley; thence westerly +220 feet along the alley to the east right-of-way of Mt. Pleasant Ave.; thence northwesterly +115 feet along Mt. Pleasant Ave. to the place of beginning.

Parcel 3: Beginning at the intersection of Fifth Ave. and Say Ave.; thence easterly +322 feet along the south right-of-way of Fifth Ave. to the west right-of-way of Summit St.; thence southeasterly +175 feet along Summit St. to the north right-of-way of an unnamed alley; thence westerly +325 feet along the alley to the east right-of-way of Say Ave.; thence northwesterly +175 feet along Say Ave. to place of beginning.

Parcel 4: Beginning at the intersection of Fifth Ave. and Summit St.; thence easterly +310 feet along the south right-of-way of Fifth Ave. to the west right-of-way of Hamlet St.; thence southeasterly +120 feet along Hamlet St. to the north right-of-way of an unnamed alley; thence westerly +205 feet along the alley; thence southwesterly +100 feet along the alley to the east right-of-way of Summit St.; thence northwesterly +140 feet along Summit St. to place of beginning.

Parcel 5: Beginning at the intersection of Fifth Ave. and Hamlet St.; thence easterly +310 feet along the south right-of-way of Fifth Ave. to the west right-of-way of Fourth St.; thence southeasterly +180 feet along Fourth St. to the north right-of-way of Greenwood Ave.; thence westerly +310 feet along Greenwood Ave. to the east right-of-way of Hamlet St.; thence northwesterly +180 feet along Hamlet St. to place of beginning.

Parcel 6: Beginning at the intersection of the first alley north of Greenwood Ave. and Fourth St.; thence easterly +95 feet along the south right-of-way of the alley to the west right-of-way of an unnamed alley; thence southeasterly +70 feet along the alley to the north right-of-way of Greenwood Ave.; thence westerly +95 feet along Greenwood Ave. to the east right-of-way of Fourth St.; thence northwesterly +70 feet along Fourth St. to place of beginning.

Parcel 7: Beginning at the intersection of Fifth Ave. and Fourth St.; thence easterly +270 feet along the south right-of-way of Fifth Ave. to the west right-of-way of an unnamed alley; thence southeasterly +170 feet along the alley to the north right-of-way of Greenwood Ave.; thence westerly +195 feet along Greenwood Ave. to the east right-of-way of an unnamed alley; thence northwesterly along the alley +77 feet to the north right-of-way of an unnamed alley; thence westerly +72 feet along the alley to the east right-of-way of Fourth St.; thence northwesterly +90 feet along Fourth St. to place of beginning.

Parcel 8: Beginning at the intersection of Fifth Ave. and an unnamed alley; thence easterly +425 feet along the south right-of-way of Fifth Ave. to the west right-of-way of an unnamed alley; thence southerly +175 feet along the alley to the north right-of-way of Greenwood Ave.; thence westerly +390 feet along Greenwood Ave. to the east right-of-way of an unnamed alley; thence northwesterly +180 feet along the alley to place of beginning.

Parcel 9: Beginning at the intersection of Fifth Ave. and an unnamed alley; thence easterly +610 feet along the south right-of-way of Fifth Ave. to the west railroad right-of-way; thence southeasterly +425 feet along the railroad right-of-way; thence westerly +445 feet; thence southerly +170 feet; thence westerly +208 feet; thence northerly +565 feet to place of beginning.

B. North Fourth Street.

Parcel 10: Beginning at the intersection of Greenwood Ave. and Fourth St.; thence easterly +95 feet along the south right-of-way of Greenwood Ave. to the west right-of-way of an unnamed alley; thence southeasterly +185 feet along the alley to the north right-of-way of Fourth Ave.; thence westerly +95 feet along Fourth Ave. to the east right-of-way of Fourth St.; thence northwesterly +185 feet along Fourth St. to place of beginning.

Parcel 11: Beginning at the intersection of Fourth St. and Fourth Ave.; thence easterly +435 feet along the south right-of-way of Fourth Ave. to the west right-of-way of Sixth St.; thence southerly +140 feet along Sixth St. to the north right-of-way of an unnamed alley; thence westerly +220 feet along the alley to the west right-of-way of an unnamed alley; thence southeasterly +160 feet along the alley to the north right-of-way of Detroit Ave.; thence westerly +190 feet along Fourth Ave. to the east right-of-way of Fourth St.; thence northwesterly +300 feet along Fourth St. to place of beginning.

Parcel 12: Beginning at the intersection of Detroit Ave. and Fourth St.; thence easterly +150 feet along the south right-of-way of Detroit Ave. to the west right-of-way of an unnamed alley; thence southeasterly +350 feet along the alley to the north right-of-way of Third Ave.; thence westerly +150 feet along Third Ave. to the east right-of-way of Fourth St.; thence northwesterly +350 feet along Fourth St. to place of beginning.

Parcel 13: Beginning at the intersection of Third Ave. and Fourth St.; thence easterly +150 feet along the south right-of-way of Third Ave. to the west right-of-way of an unnamed alley; thence southeasterly +390 feet along the alley to the north right-of-way of Second Ave.; thence westerly +150 feet along Second Ave. to the east right-of-way of Fourth St.; thence northwesterly +390 feet along Fourth St. to place of beginning.

Parcel 14: Beginning at the intersection of Second Ave. and Fourth St.; thence easterly +315 feet along the south right-of-way of Second Ave.; thence southeasterly +450 feet along Sixth St.; thence southerly +145 feet

along Sixth St. to the north right-of-way of First Ave.; thence westerly +290 feet along First Ave. to the east right-of-way of Fourth St.; thence northwesterly +590 feet along Fourth St. to place of beginning.

Parcel 15: Beginning at the intersection of First Ave. and Fourth St.; thence easterly +265 feet along the south right-of-way of First Ave.; thence southeasterly +805 feet; thence southerly +725 feet to the north freeway right-of-way; thence northwesterly +25 feet; thence southwesterly +35 feet; thence northwesterly +45 feet; thence northeasterly +33 feet; thence northwesterly +55 feet; thence northwesterly +240 feet; thence westerly +48 feet to the east right-of-way of Fourth St.; thence northwesterly +430 feet; along Fourth St.; thence northwesterly +810 feet; along Fourth St. to place of beginning.

Parcel 16: Beginning at the intersection of Lincoln St. and Fourth St.; thence southerly +235 feet along the west right-of-way of Fourth St.; thence westerly +150 feet along the north freeway right-of-way; thence northerly +50 feet; thence westerly +10 feet; thence northerly +90 feet; thence easterly +10 feet; thence northerly +90 feet to the south right-of-way of Lincoln St.; thence easterly +160 feet along Lincoln St. to place of beginning.

Parcel 17: Beginning at the intersection of Warren St. and Fourth St.; thence southerly +350 feet along the west right-of-way of Fourth St. to the north right-of-way of Lincoln St.; thence westerly +165 feet along Lincoln St.; thence northerly +175 feet; thence westerly +120 feet to the east right-of-way of Hamlet St.; thence northerly +175 feet along Hamlet St. to the south right-of-way of Warren St.; thence easterly +290 feet along Warren St. to place of beginning.

Parcel 18: Beginning at the intersection of an unnamed alley Fourth St.; thence southeasterly +148 feet along the west right-of-way of Fourth St.; thence westerly +10 feet; thence southeasterly +500 feet along Fourth St.; thence southerly +30 feet along Fourth St. to the north right-of-way of Warren St.; thence westerly along Warren St. +135 feet to the east right-of-way of an unnamed alley; thence northerly +60 feet along the alley; thence northwesterly +610 feet along the alley to the south right-of-way of an unnamed alley; thence easterly +135 feet along the alley to the place of beginning.

Parcel 19: Beginning at the intersection of First Ave. and Fourth St.; thence southeasterly +130 feet along the west right-of-way of Fourth St. to the north right-of-way of an unnamed alley; thence westerly +95 feet; thence northwesterly +130 feet to the south right-of-way of First Ave.; thence easterly +95 feet along First Ave. to the place of beginning.

Parcel 20: Beginning at the intersection of an unnamed alley and Fourth St.; thence southeasterly +285 feet along the west right-of-way of Fourth St. to the north right-of-way of First Ave.; thence westerly +137 feet to east right-of-way of an unnamed alley; thence northwesterly +285 feet along the alley to the south right-of-way of an unnamed alley; thence easterly +137 feet along the alley to the place of beginning.

Parcel 21: Beginning at the intersection of Second Ave. and Fourth St.; thence southeasterly +285 feet along the west right-of-way of Fourth St. to the north right-of-way of an unnamed alley; thence westerly +137 feet to the east right-of-way of an unnamed alley; thence northwesterly +285 feet along the alley to the south right-of-way of Second Ave.; thence easterly +137 feet along Second Ave. to the place of beginning.

Parcel 22: Beginning at the intersection of Punta Alley and Fourth St.; thence southeasterly +180 feet along the west right-of-way of Fourth St. to the north right-of-way of Second Ave.; thence westerly +80 feet; thence northwesterly +180 feet to the south right-of-way of Punta Alley; thence easterly +80 feet along Punta Alley to the place of beginning.

Parcel 23: Beginning at the intersection of Third Ave. and Fourth St.; thence southeasterly +180 feet along the west right-of-way of Fourth St. to the north right-of-way of Punta Alley; thence westerly +280 feet to the east right-of-way of an unnamed alley; thence northwesterly +180 feet along the alley to the south right-of-way of Third Ave.; thence easterly +280 feet along Third Ave. to the place of beginning.

Parcel 24: Beginning at the intersection of an unnamed alley and Fourth St.; thence southeasterly +128 feet along the west right-of-way of Fourth St. to the north right-of-way of Third Ave.; thence westerly +133 feet to the east right-of-way of an unnamed alley; thence northwesterly +128 feet along the alley to the south right-of-way of an unnamed alley; thence easterly +133 feet along the alley to the place of beginning.

Parcel 25: Beginning at the intersection of Detroit Ave. and Fourth St.; thence southeasterly +230 feet along the west right-of-way of Fourth St. to the north right-of-way of an unnamed alley; thence westerly +133 feet to the east right-of-way of an unnamed alley; thence northwesterly +230 feet along the alley to the south right-of-way of Detroit Ave.; thence easterly +137 feet along Detroit Ave. to the place of beginning.

Parcel 26: Beginning at the intersection of an unnamed alley and Fourth St.; thence southeasterly +130 feet along the west right-of-way of Fourth St. to the north right-of-way of Detroit Ave.; thence westerly +100 feet; thence northwesterly +130 feet to the south right-of-way of an unnamed alley; thence easterly +100 feet along the alley to the place of beginning.

Parcel 27: Beginning at the intersection of Fourth Ave. and Fourth St.; thence southeasterly +145 feet along the west right-of-way of Fourth St. to the north right-of-way of an unnamed alley; thence westerly +170 feet along the alley; thence northerly +140 feet to the south right-of-way of Fourth Ave.; thence easterly +135 feet along Fourth Ave. to the place of beginning.

Parcel 28: Beginning at the intersection of Greenwood Ave. and Fourth St.; thence southeasterly +185 feet along the west right-of-way of Fourth St. to the north right-of-way of Fourth Ave.; thence westerly +100 feet along the alley; thence northwesterly +185 feet along the alley to the south right-of-way of Greenwood Ave.; thence easterly +100 feet along Greenwood Ave. to the place of beginning.

C. Summit Street.

Parcel 29: Beginning at the intersection of an unnamed alley and Summit St.; thence southeasterly +120 feet along the west right-of-way of Summit St. to the north right-of-way of Third Ave.; thence westerly along Third Ave. +105 feet; thence northwesterly +120 feet to the south right-of-way of an unnamed alley; thence easterly +105 feet along the alley to the place of beginning.

Parcel 30: Beginning at the intersection of Second Ave. and Summit St.; thence westerly +160 feet along the west right-of-way of Second Ave.; thence northwesterly +105 feet to the south right-of-way of an unnamed alley; thence easterly +140 feet to the west right-of-way Summit St.; thence southerly +105 feet along Third Ave. to the place of beginning.

Parcel 31: Beginning at the intersection of First Ave. and Summit St.; thence southeasterly +140 feet along the west right-of-way of Summit St.; thence westerly +80 feet; thence northwesterly +140 feet to the south right-of-way of First Ave.; thence easterly +50 feet along First Ave. to the place of beginning.

Parcel 32: Beginning at a point +76 feet south of Gill Alley and Summit St.; thence southeasterly +20 feet along the west right-of-way of Summit St.; thence southwesterly +110 feet; thence northwesterly +42 feet; thence

easterly +112 feet to the place of beginning.

Parcel 33: Beginning at the intersection of Warren St. and Summit St.; thence southwesterly +105 feet along the north right-of-way of Warren St.; thence northwesterly +50 feet; thence easterly +110 feet to the west right-of-way of Summit St.; thence southeasterly +25 feet along Summit to the place of beginning.

Parcel 34: Beginning at the intersection of Third Ave. and Summit St.; thence easterly +90 feet along the south right-of-way of Third Ave.; thence southeasterly +35 feet; thence westerly +90 feet to the east right-of-way of Summit St.; thence northwesterly +35 feet along Summit St. to place of beginning.

(Ord. 615-01 § 1.)

3372.673 - Livingston Avenue urban commercial overlay.

There is hereby created in the city an urban commercial overlay to be known as the Livingston Avenue urban commercial overlay consisting of the following area and parcels:

All parcels fronting on Livingston Avenue from the east side of Lockbourne Road, east to the west side of Fairwood Avenue.

(Ord. 408-99 § 1.)

Parcels fronting Livingston Avenue:

010-001392, 010-001400, 010-001586, 010-001906, 010-002247, 010-004026, 010-004115, 010-004875, 010-005382, 010-006243, 010-006244, 010-006248, 010-007205, 010-008669, 010-009144, 010-009507, 010-010316, 010-011869, 010-013319, 010-013533, 010-015418, 010-016888, 010-017198, 010-017826, 010-018860, 010-018995, 010-019245, 010-019246, 010-023391, 010-023937, 010-026344, 010-027011, 010-027066, 010-029414, 010-029507, 010-032910, 010-033146, 010-037744, 010-039102, 010-039475, 010-041302, 010-041708, 010-043071, 010-043292, 010-044693, 010-044867, 010-045369, 010-046708, 010-046709, 010-046719, 010-046720, 010-051849, 010-052873, 010-054183, 010-056239, 010-056914, 010-057014, 010-057021, 010-070196, 010-096243.

Parcels fronting Champion Avenue:

010-013995, 010-026086.

Parcels fronting Heyl Avenue:

010-017426.

Parcels fronting Kimball Place:

010-050070.

Parcels fronting Oakwood Avenue:

010-004493, 010-008305, 010-026734, 010-033882, 010-049136.

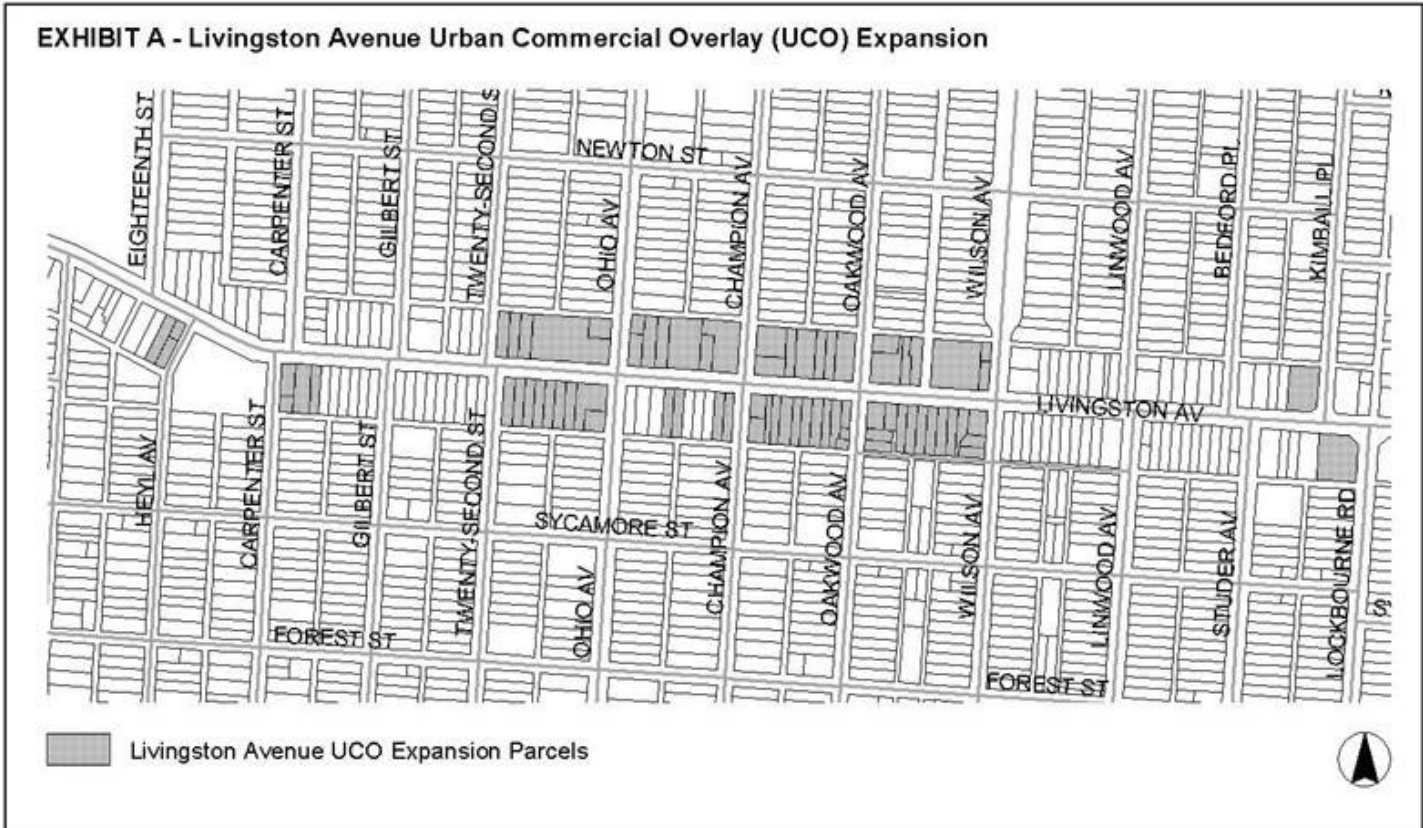
Parcels fronting Ohio Avenue:

010-001907, 010-052838, 010-075907.

Parcels fronting Wilson Avenue:

010-026677, 010-043484, 010-065948.

(Ord. 310-05 § 1.)

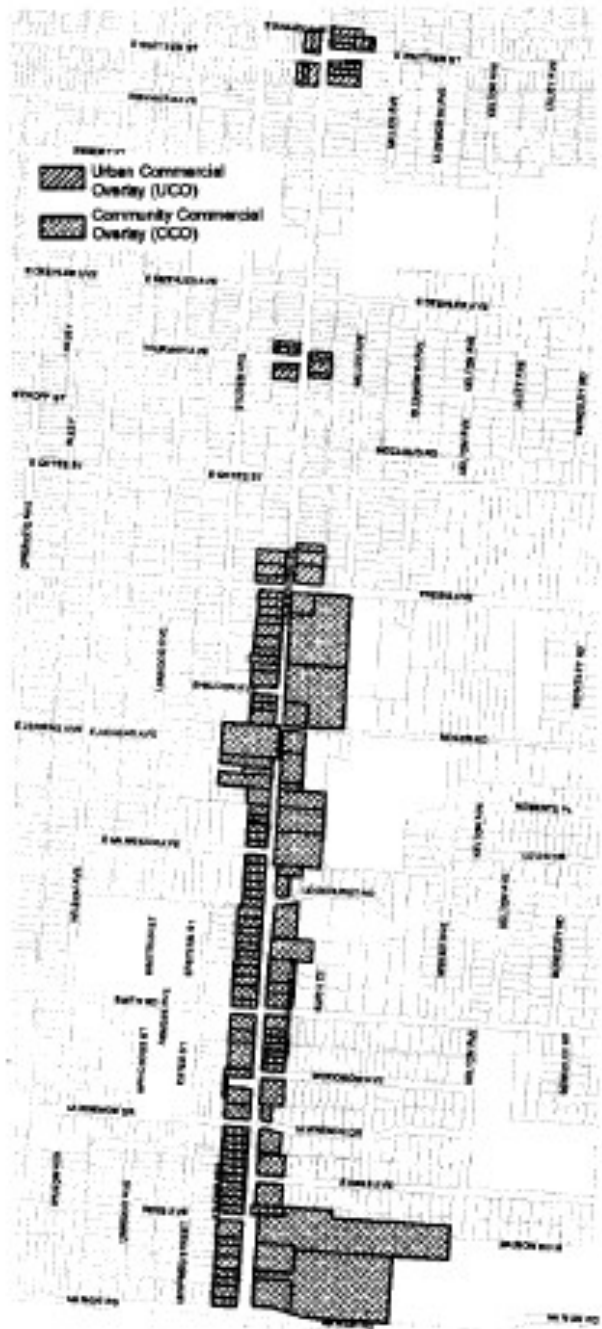


3372.675 - Lockbourne Road urban commercial overlay.

The provisions of the Urban Commercial Overlay (UCO) shall apply to all properties indicated on Exhibit A, "Boundaries of the Lockbourne Road Urban and Community Commercial Overlays". There is hereby created in the city an urban commercial overlay to be known as the Lockbourne Road urban commercial overlay consisting of the following areas and parcels:

- 1) Parcels in the area of the Lockbourne Road and East Whittier Street intersection, defined more specifically as those parcels fronting the north side of East Whittier beginning at a point approximately ±121' (feet) west of the centerline of Lockbourne Road extending east to a point approximately ±288' (feet) east of the centerline of Lockbourne Road, those parcels fronting on the south side of East Whittier beginning at a point approximately ±154' (feet) west of the centerline of Lockbourne Road extending east to a point approximately ±216' (feet) east of the centerline of Lockbourne Road, those parcels fronting the west side of Lockbourne Road beginning at a point approximately ±165' (feet) south of the centerline of East Whittier Road extending to a point approximately ±154' (feet) north of the centerline of East Whittier Road, those parcels fronting the east side of Lockbourne Road beginning at a point approximately ±164' (feet) south of the centerline of East Whittier Road extending to a point approximately ±175' (feet) north of the centerline of East Whittier Road;
- 2) Parcels in the area of the Lockbourne Road and Thurman Avenue intersection, defined more specifically as those parcels fronting the west side of Lockbourne Road beginning at a point approximately ±126' (feet) south of the centerline of Thurman Avenue extending to a point approximately ±96' (feet) north of the centerline of Thurman Avenue, those parcels fronting on the east side of Lockbourne Road beginning at a point approximately ±105' (feet) south of the easterly extension of the centerline of Thurman Avenue extending to a point approximately ±45' (feet) north of the easterly extension of the centerline of Thurman Avenue, and those parcels fronting the north side of Thurman Avenue from the centerline of Lockbourne Road extending to a point approximately ±178' (feet) west of the Lockbourne Road Centerline;
- 3) Parcels in the area of the Lockbourne Road and Frebis Avenue intersection, defined more specifically as those parcels fronting the west side of Lockbourne Road beginning at a point approximately ±220' (feet) south of the centerline of Frebis Avenue extending to a point approximately ±220' (feet) north of the centerline of Frebis Avenue, and those parcels fronting on the east side of Lockbourne Road beginning at a point approximately ±148' (feet) south of the centerline of Frebis Avenue to a point approximately ±265' (feet) north of the centerline of Frebis Avenue;

Exhibit A
Boundaries of the Lockbourne Road Urban and Community Commercial Overlays



3372.677 - Mt. Vernon Avenue urban commercial overlay.

There is hereby created in the city an urban commercial overlay to be known as the Mt. Vernon Avenue urban commercial overlay consisting of the following area and parcels:

All parcels fronting on Mt. Vernon Avenue from the east side of Hamilton Avenue, east to the west side of Ohio Avenue.

(Ord. 407-99 § 1.)

3372.679 - Milo-Grogan urban commercial overlay.

The provisions of the Urban Commercial Overlay (UCO) shall apply to all properties indicated on Exhibit C, "Boundaries of the Milo-Grogan Urban Commercial Overlay". There is hereby created in the city an urban commercial overlay to be known as the Milo-Grogan urban commercial overlay consisting of the following area and parcels: All parcels fronting on East Fifth Avenue from the first rail line west of Penny Street east to the first rail line east of St. Clair Avenue and all parcels fronting on Cleveland Avenue from the first rail line south of Reynolds Avenue north to the Interstate 71 underpass.

Exhibit C:

Boundaries of the Milo Grogan Urban Commercial Overlay



(Ord. No. 0544-2009, § 2, 6-22-2009)

3372.681 - North High Street Urban commercial overlay.

There is hereby created in the city an urban commercial overlay to be known as the North High Street Urban Commercial Overlay. The provisions of this overlay shall apply to all properties indicated on Exhibit B, "North High Street Commercial Overlays," further defined as the following areas and parcels:

- A) All parcels fronting on both sides of North High Street from Grau Alley (first east-west alley south of Arcadia Avenue), north to the south side of Torrence Road.
- B) All parcels fronting the west side of North High Street from a point ± 282 feet south of the centerline of Deland Avenue extending north to a point ± 190 feet north of the centerline of Beaumont Road.
- C) All parcels fronting the east side of North High Street extending from Indian Springs Drive on the south to Dominion Boulevard on the north.
- D) All parcels fronting the east side of North High Street extending from Weisheimer Road on the south to Morse Road on the North.

(Ord. 400-99 § 1; Ord. No. 0216-2010, § 2, 5-10-2010)

Exhibit B

North High Street
Commercial Overlays

North High Street Urban
Commercial Overlay (UCO)

1

North High at Dominion
Community Commercial
Overlay (CCO)

2

North High at Westwood
Community Commercial
Overlay (CCO)

*Note: Both the North High at
Dominion and North High at
Westwood CCO designations
replace former UCO designations.*



3372.683 - West Fifth Avenue Urban commercial overlay.

There is hereby created in the city an urban commercial overlay to be known as the West Fifth Avenue Urban Commercial Overlay. The provisions of this overlay shall apply to all properties indicated on Exhibit D, "Fifth by Northwest Commercial Overlays," further defined as the following areas and parcels:

- 1) All parcels fronting Fifth Avenue, defined more specifically as those parcels fronting the north side of Fifth Avenue beginning at a point \pm 167 feet west the centerline of Wyandotte Road extending to the western edge of the first railroad west of Olentangy River Road and those parcels fronting the south side of Fifth Avenue beginning at a point approximately \pm 180 feet west the centerline of Glenn Avenue extending to the western edge of the first railroad west of Olentangy River Road.
- 2) All those parcels fronting the north side of South Avenue between Norton Avenue on the West and Delashmut Avenue on the east.
- 3) Parcels fronting Northwest Boulevard south of Fifth Avenue, defined more specifically as those parcels on west side of Northwest Boulevard extending from the centerline of Fifth Avenue to a point \pm 181 feet south of the centerline, and those parcels fronting the east side of Northwest Boulevard extending from the centerline of Fifth Avenue to a point \pm 174 feet south of the centerline.

(Ord. No. 0216-2010, § 3, 5-10-2010)

Exhibit D

Fifth By Northwest Commercial Overlays

Legend

Overlay

Type

- Urban Commercial Overlay
- Community Commercial Overlay



3372.685 - Parsons Avenue urban commercial overlay.

There is hereby created in the city an urban commercial overlay to be known as the Parsons Avenue urban commercial overlay consisting of the following area and parcels:

All parcels fronting on Parsons Avenue from the south side of Livingston Avenue, south to the north side of Hosack Street on the west and to the south side of Kian Avenue on the east.

(Ord. 402-99 § 1.)

3372.687 - Grandview Avenue Urban commercial overlay.

There is hereby created in the city an urban commercial overlay to be known as the Grandview Avenue Urban Commercial Overlay. The provisions of this overlay shall apply to all properties indicated on Exhibit D, "Fifth by Northwest Commercial Overlays," further defined as the following areas and parcels:

- 1) All parcels fronting Grandview Avenue from Fifth Avenue on the north extending south to Third Avenue
- 2) Those parcels fronting Third Avenue in the vicinity of Grandview Avenue defined more specifically as those parcels fronting the north side of Third Avenue beginning at a point \pm 110 feet west of the centerline of Grandview Avenue extending to a point \pm 130 feet east of the centerline, and those parcels on the south side of Third Avenue beginning at a point 120 feet west of the centerline of Grandview Avenue extending to a point \pm 62 feet east of the centerline.

(Ord. No. 0216-2010, § 4, 5-10-2010)

Cross reference— See Exhibit "D" following Section 3372.683.

3372.689 - Parsons Avenue/Olde Towne Quarter urban commercial overlay.

There is hereby created in the city an urban commercial overlay to be known as the Parsons Avenue/Olde Towne Quarter urban commercial overlay consisting of the following area and parcels:

All parcels fronting on Parsons Avenue from the north side of Bryden Road, north to Capital Street (first street/alley south of and parallel to Broad Street).

(Ord. 401-99 § 1.)

3372.690 - South Front Street—South High Street urban commercial overlay.

There is hereby created in the city an urban commercial overlay to be known as the South Front Street—South High Street urban commercial overlay consisting of the following area and parcels:

Beginning at a point at the intersection of Pearl Alley and Livingston Ave., thence along the courses described herein:

1. Proceeding southerly along Pearl Alley S 8° 3' E ±996' to Willow St.,
2. Thence continuing along Pearl Alley S 8° 8' E ±2219' to Thurman Ave.,
3. Thence continuing along Pearl Alley S 7° 25' E ±276' to an unnamed alley,
4. Thence continuing along Pearl Alley S 1° 30' E ±842' to Hanford St.,
5. Thence along Hanford St. N 90° W ±26' to Pearl Alley,
6. Thence along Pearl Alley S 1° 57' E ±592' to Moler St.,
7. Thence continuing along Pearl Alley S 2° 55' W ±625' to Jenkins Ave.,
8. Thence along Jenkins Ave. S 86° 9' E ±346' to Third St.,
9. Thence along Third St. S 2° 25' W ±378' to Southwood Ave.,
10. Thence along Southwood Ave. N 85° 48' W ±296' to an unnamed alley,
11. Thence along unnamed alley S 1° 39' E ±375' to Markison Ave.,
12. Thence along Markison Ave. S 86° 18' E ±84' to an unnamed alley,
13. Thence along unnamed alley S 3° 48' E ±690' to Morrill Ave.,
14. Thence continuing along unnamed alley/alley termination S 4° E ±666' to Woodrow Ave.,
15. Thence along Woodrow Ave. S 84° 28' E ±65' to an unnamed alley,
16. Thence along unnamed alley S 3° 34' E ±508' to Innis Ave.,
17. Thence along Innis Ave. S 85° 14' E ±51' to unnamed alley,
18. Thence along unnamed alley S 1° 55' E ±1033' to Hinkle Ave.,
19. Thence continuing along unnamed alley S 4° 13' W ±250' to Hosack St.,
20. Thence along Hosack St. N 86° W ±28' to an unnamed alley,
21. Thence along unnamed alley S 3° 27' W ±325' to Merritt St.,
22. Thence along Merritt St. S 85° 14' E ±,
23. Thence S 23° 25' W ±,
24. Thence N 62° 36' W ±212' to High St.,
25. Thence N 42° 34' W ±738',
26. Thence N 88° 21' E ±288' to an unnamed alley,
27. Thence along unnamed alley N 1° 22' W ±,
28. Thence S 85° 18' W ±422',
29. Thence N 22° 44' W ±336',
30. Thence N 88° 35' E ±94',
31. Thence N 1° 20' W ±39',
32. Thence N 89° 8' W ±245',
33. Thence N 2° 38' W ±30',
34. Thence N 88° 30' W ±86', to an unnamed alley,
35. Thence along unnamed alley N 1° 22' W ±883' to Hinman Ave.,
36. Thence continuing along unnamed alley N 1° 48' W ±1114' to Markison Ave.,
37. Thence continuing along unnamed alley N 1° 45' W ±661' to Jenkins Ave.,
38. Thence continuing along unnamed alley N 1° 39' W ±710' to Moler Ave.,
39. Thence N 1° W ±136',
40. Thence S 87° 8' W ±13',
41. Thence N 1° 57' W ±617' to Gates St.,
42. Thence along Gates St. S 88° 34' W ±152' to Front St.,
43. Thence along Front St. S 88° 34' W ±152' to an unnamed alley;
44. Thence along unnamed alley N 83° 26' E ±144',
45. Thence continuing along unnamed alley N 1° 53' W ±659' to Greenlawn Ave.,
46. Thence along Greenlawn Ave. S 87° 17' W ±324',
47. Thence N 6° 12' E ±247',
48. Thence N 83° 3' E ±95' to Front St.,
49. Thence along Front St. N 10° 49' W ±291' to Deshler Ave. (vacated),

50. Thence N 22° 34' W ±661',
51. Thence N 22° 26' W ±873',
52. Thence N 33° 9' W ±1008' to Frederick St. (extended),
53. Thence N 1 8° 55' W ±573' to Whittier St.,
54. Thence N 39° 22' W ±722' to former canal right-of-way,
55. Thence N 16° W ±1137' to Sycamore St. (extended),
56. Thence N 16° 16' W ±1040',
57. Thence N 9° 48' W ±684' to Fulton St.,
58. Thence along Fulton St. S 83° 44' E ±459',
59. Thence continuing along Fulton St. S 69° 23' E ±257',
60. Thence continuing along Fulton St. S 84° 45' E ±253' to Front St. and Livingston Ave.,
61. Thence along Livingston Ave. S 83° 6' E ±253' to High St.,
62. Thence continuing along Livingston Ave. S 80° 28' E ±255' to point of beginning.

Note: All bearings referencing streets and alleys are along centerlines unless otherwise specified. This description is prepared from records, not from an actual survey.

(Ord. 1094-02 § 1.)

3372.691 - University urban commercial overlay.

There is hereby created in the city an urban commercial overlay to be known as the University urban commercial overlay as shown on the attached map and as consisting of the following areas and parcels:

(A) Chittenden Block.

Area 1: All parcels fronting on Chittenden Avenue from the west side of Fourth Street, west to the east side of Summit Street, including parcels numbered 010-007539, 010-007701, 010-020588, 010-024447 and 010-033634 (5).

Area 2: All parcels fronting on Eleventh Avenue from the east side of Fourth Street, west to the west side of Summit Street, including parcels numbered 010-027973, 010-045024 and 010-055187 (3).

Area 3: All parcels fronting on Fourth Street from the south side of Chittenden Avenue, south to the south side of Ninth Avenue, including parcels numbered 010-007587, 010-026510, 010-026806, 010-034977 and 010-038124 (5).

(B) Fifth Avenue.

Area 1: All parcels fronting on the north side of Fifth Avenue from the alley east of and parallel to Neil Avenue, east to the alley west of and parallel to North High Street, including parcels numbered 010-009249 and 010-023706 (2).

Area 2: All parcels fronting on the north side of East Fifth Avenue, from the alley parallel to and east of North High Street, east to the west side of Grant Avenue, including parcels numbered 010-024540, 010-028569, 010-037308, 010-040353, 010-049711, 010-055093, 010-055295, and 010-061575 (8).

(C) Fourth Street.

Area 1: All parcels fronting on the west side of Fourth Street from the alley north of and parallel to East Fifth Avenue, north to the south side of Sixth Avenue, including parcels numbered 010-001172, 010-001271, 010-018407, 010-029244 and 010-037457 (5).

Area 2: All parcels fronting on the east side of Fourth Street from the north side of Dora Drive, north to, and including, the first parcel north of Nineteenth Avenue, including parcels numbered 010-013969, 010-014151 and 010-191406 (3).

(D) Grant Avenue and Sixth Street.

Area 1: All parcels fronting on the east side of Sixth Street from the alley north of and parallel to Fifth Avenue, north to the south side of Eighth Avenue.

Area 2: All parcels fronting on the west side Grant Avenue from the alley north of and parallel to Fifth Avenue, north to the south side of Chittenden Avenue, including parcels numbered 010-020285, 010-024516, 010-024517, 010-033771, 010-049614 and 010-063562 (6).

(E) North High Street.

Area 1: All parcels fronting on North High Street from the north side of Fifth Avenue, north to the south side of Eleventh Avenue, including parcels numbered 010-003447, 010-015100, 010-023397, 010-024884, 010-025373, 010-028531, 010-028651, 010-029088, 010-029394, 010-029836, 010-030866, 010-031952, 010-032149, 010-032718, 010-033468, 010-039819, 010-045283, 010-047515, 010-047718, 010-054861, 010-055858, 010-055873, and 010-090908 (23).

Area 2: All parcels fronting on the east side of North High Street from the north side of Eleventh Avenue, north to the south side of Lane Avenue, including parcels numbered 010-001466, 010-001496, 010-001744, 010-002311, 010-006079, 010-009971, 010-010077, 010-014125, 010-028606, 010-029804, 010-030238, 010-031005, 010-032042, 010-035281, 010-037011, 010-038695, 010-039302, 010-039358, 010-041424, 010-046623, 010-048078, 010-049660, 010-052317, 010-053683, 010-055337, and 010-080090 (26).

Area 3: All parcels fronting on North High Street from the north side of Lane Avenue, north to the south side of North Street on the west and the south side of Arcadia Avenue on the east, including parcels numbered 010-000088, 010-001214, 010-001879, 010-001880, 010-002891, 010-005505, 010-010188, 010-010924, 010-012926, 010-017597, 010-019044, 010-019666, 010-023513, 010-023648, 010-024156, 010-025556, 010-027105, 010-035800, 010-040024, 010-040102, 010-040896, 010-040897, 010-042399, 010-043354, 010-045644, 010-046238, 010-046865, 010-047812, 010-048205, 010-048289, 010-048296, 010-048297, 010-053986, 010-056980, 010-057333, 010-062111, 010-062132, 010-066662, 010-094032, and 010-

094033 (38).

(F) Indianola Avenue at Hudson Street.

Area 1: All parcels fronting on the west side of Indianola Avenue, from the south side of Arcadia Avenue, south to the north side of Hudson Street, including parcels numbered 010-004425, 010-039114, 010-065050 and 010-063516 (3).

Area 2: All parcels fronting on the south side of Hudson Street, from the east side of Indianola Avenue, east to the west side of Fourth Street, including the parcels numbered 010-003170 and 010-048916 (2).

Area 3: All parcels fronting on Summit Street from the south side of Hudson Street south to, and including, the first two parcels on the south side of Tompkins Street, including parcels numbered 010-021193, 010-026440 and 010-033979 (3).

(G) King Avenue.

Area 1: All parcels fronting on the south side of King Avenue from the west side of Forsythe Avenue, west to the first parcel west of the first alley east of and parallel to Neil Avenue.

Area 2: All parcels fronting on the north side of King Avenue from the west side of Worthington Street, west to the first alley east of and parallel to Neil Avenue, including parcels 010-022045, 101-022046 and 010-057090 (3).

(H) Lane Avenue.

All parcels fronting on the north side of Lane Avenue from the first alley west of and parallel to North High Street, west to the east bank of the Olentangy River, including parcels 010-041380, 010-053135, 010-077351, 010-077353, 010-077360, 010-077361, 010-077362, 010-077363, 010-077364, and 010-081043 (10).

(I) Summit Street.

Area 1: All parcels fronting on the east side of Summit Street from the south side of Oakland Avenue, south to the north side of Alden Avenue, including 010-045557 (1).

Area 2: All parcels fronting on the east side of Summit Street from the south side of Seventeenth Avenue, south to the north side of Sixteenth Avenue.

(J) Tenth/Eleventh Avenue.

All parcels fronting on the east side of Neil Avenue from the north side of 10th Avenue, north to the south side of 11th Avenue, including parcel number 010-016949.

(Ord. 2547-99 § 1.)

3372.692 - West Broad Street/Franklinton urban commercial overlay.

There is hereby created in the city an urban commercial overlay to be known as the West Broad Street/Franklinton urban commercial overlay consisting of the following parcels/areas:

Parcel 1: Beginning at the northeast corner of West Broad St. and Central Ave., thence northerly along the east right-of-way of Central Ave. ±140 feet to an unnamed alley; thence easterly along unnamed alley ±315 feet to the west right-of-way of Hayden Ave.; thence southerly along Hayden Ave. ±140 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ±315 feet to place of beginning.

Parcel 2: Beginning at the northeast corner of West Broad St. and Hayden Ave., thence northerly along the east right-of-way of Hayden Ave. ±140 feet to an unnamed alley; thence easterly along unnamed alley ±315 feet to the west right-of-way of Princeton Ave.; thence southerly along Hayden Ave. ±140 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ±315 feet to place of beginning.

Parcel 3: Beginning at the northeast corner of West Broad St. and Princeton Ave., thence northerly along the east right-of-way of Princeton Ave. ±140 feet to an unnamed alley; thence easterly along unnamed alley ±270 feet to the west right-of-way of Chicago Ave.; thence southerly along Chicago Ave. ±140 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ±270 feet to place of beginning.

Parcel 4: Beginning at the northeast corner of West Broad St. and Chicago Ave., thence northerly along the east right-of-way of Chicago Ave. ±140 feet to an unnamed alley; thence easterly along unnamed alley ±310 feet to the west right-of-way of Wisconsin Ave.; thence southerly along Wisconsin Ave. ±140 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ±310 feet to place of beginning.

Parcel 5: Beginning at the northeast corner of West Broad St. and Wisconsin Ave., thence northerly along the east right-of-way of Wisconsin Ave. ±140 feet to an unnamed alley; thence easterly along unnamed alley ±230 feet to the west right-of-way of Yale Ave.; thence southerly along Yale Ave. ±140 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ±230 feet to place of beginning.

Parcel 6: Beginning at the northeast corner of West Broad St. and Yale Ave., thence northerly along the east right-of-way of Yale Ave. ±380 feet to an unnamed alley; thence easterly ±110 feet to the west right-of-way of an unnamed alley; thence southerly along of an unnamed alley ±380 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ±110 feet to place of beginning.

Parcel 7: Beginning at the northeast corner of West Broad St. and the east railroad right-of-way, thence northerly along the east railroad right-of-way ±515 feet; thence easterly ±100 feet to the west right-of-way of an unnamed alley; thence southerly along unnamed alley ±515 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ±100 feet to place of beginning.

Parcel 8: Beginning at the northeast corner of West Broad St. and Glenwood Ave., thence northerly along the east right-of-way of Glenwood Ave. ±213 feet to an unnamed alley; thence easterly ±650 feet to the west right-of-way of an unnamed alley; thence southerly ±63 feet to an unnamed alley; thence easterly ±130 feet to the west right-of-way of Rodgers Ave.; thence southerly along Rodgers Ave. ±150 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ±780 feet to place of beginning.

Parcel 9: Beginning at the northeast corner of West Broad St. and Rodgers Ave., thence northerly along the east right-of-way of Rodgers Ave. ±150 feet to an unnamed alley; thence easterly ±254 feet to the west right-of-way of Meek Ave.; thence southerly along Meek Ave. ±150 feet to the north right-of-way of Broad St.; thence westerly along Broad St.

±254 feet to place of beginning.

Parcel 10: Beginning at the northeast corner of West Broad St. and Meek Ave., thence northerly along the east right-of-way of Meek Ave. ±150 feet to an unnamed alley; thence easterly ±254 feet to the west right-of-way of Jones Ave.; thence southerly along Jones Ave. ±150 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ±254 feet to place of beginning.

Parcel 11: Beginning at the northeast corner of West Broad St. and Jones Ave., thence northerly along the east right-of-way of Jones Ave. ±213 feet to an unnamed alley; thence easterly ±370 feet to the west right-of-way of Hartford Ave.; thence southerly along Hartford Ave. ±213 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ±370 feet to place of beginning.

Parcel 12: Beginning at the northeast corner of West Broad St. and Hartford Ave., thence northerly along the east right-of-way of Hartford Ave. ±213 feet to an unnamed alley; thence easterly ±370 feet to the west right-of-way of Souder Ave.; thence southerly along Souder Ave. ±213 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ±370 feet to place of beginning.

Parcel 13: Beginning at the northeast corner of West Broad St. and Souder Ave., thence northerly along the east right-of-way of Souder Ave. ±180 feet to Gay St.; thence easterly ±180 feet to Gay St.; thence easterly ±115 feet to the west right-of-way of Davis Ave.; thence southerly along Davis Ave. ±180 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ±115 feet to place of beginning.

Parcel 14: Beginning at the northeast corner of West Broad St. and Davis Ave., thence northerly along the east right-of-way of Davis Ave. ±225 feet; thence easterly ±235 feet to the west right-of-way of Foos St.; thence southerly along Foos St. ±225 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ±235 feet to place of beginning.

Parcel 15: Beginning at the northeast corner of West Broad St. and Foos St., thence northerly along the east right-of-way of Foos St. ±200 feet to Gay St.; thence easterly along Gay St. ±230 feet to the west right-of-way of Green St.; thence southerly along Green St. ±200 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ±230 feet to place of beginning.

Parcel 16: Beginning at the northeast corner of West Broad St. and Green St., thence northerly along the east right-of-way of Green St. ±200 feet to Gay St.; thence easterly along Gay St. ±110 feet; thence southerly ±100 feet; thence westerly ±60 feet; thence southerly ±100 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ±55 feet to place of beginning.

Parcel 17: Beginning at a point ±50 feet west of the northwest corner of West Broad Street and Grubb St.; thence northwesterly ±36 feet; thence northerly ±74 feet; thence easterly ±75 feet to the west right-of-way of Grubb St.; thence southerly ±100 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ±50 feet to place of beginning.

Parcel 18: Beginning at the northeast corner of West Broad St. and Grubb St., thence northerly along the east right-of-way of Grubb St. ±200 feet to Gay St.; thence easterly along Gay St. ±230 feet to the west right-of-way of Skidmore St.; thence southerly along Skidmore St. ±200 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ±230 feet to place of beginning.

Parcel 19: Beginning at the northeast corner of West Broad St. and Skidmore St., thence northerly along the east right-of-way of Skidmore St. ±200 feet to Gay St.; thence easterly along Gay St. ±230 feet to the west right-of-way of Gift St.; thence southerly along Gift St. ±200 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ±230 feet to place of beginning.

Parcel 20: Beginning at the northeast corner of West Broad St. and Gift St., thence northerly along the east right-of-way of Gift St. ±200 feet to Gay St.; thence easterly along Gay St. ±115 feet to the west right-of-way of Mill St.; thence southerly along Mill St. ±200 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ±115 feet to place of beginning.

Parcel 21: Beginning at the northeast corner of West Broad St. and Mill St., thence northerly along the east right-of-way of Mill St. ±140 feet to Broderick St.; thence easterly along Broderick St. ±280 feet to the west right-of-way of May St.; thence southerly along May Ave. ±140 feet to the north right-of-way of Broad Street; thence westerly along Broad St. ±280 feet to place of beginning.

Parcel 22: Beginning at the northeast corner of West Broad St. and May Ave., thence northerly along the east right-of-way of May Ave. ±312 feet to Gay St.; thence easterly along Gay St. ±284 feet to the west right-of-way of Anson St.; thence southerly along Anson St. ±312 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ±284 feet to place of beginning.

Parcel 23: Beginning at the northeast corner of West Broad St. and Anson St., thence northerly along the east right-of-way of Anson St. ±158 feet; thence easterly ±180 feet; thence southeasterly ±138 feet; thence northerly ±96 feet; thence easterly ±44 feet; thence southerly along Lucas St. ±140 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ±265 feet to place of beginning.

Parcel 24: Beginning at the southeast corner of West Broad St. and McDowell St., thence easterly along Broad St. ±360 feet; thence southerly ±141 feet; thence southwesterly ±90 feet; thence southerly ±220 feet; thence southwesterly ±78 feet; thence southwesterly ±13 feet; thence southerly ±128 feet to the north right-of-way of State St.; thence westerly ±115 feet; thence northerly ±120 feet; thence westerly along vacated alley ±170 feet; thence northerly along the east right-of-way of McDowell St. ±515 feet to place of beginning.

Parcel 25: Beginning at the southeast corner of West Broad St. and May Ave., thence easterly along Broad St. ±200 feet to west right-of-way of McDowell St.; thence southerly along McDowell St. ±128 feet to the north right-of-way of an unnamed alley; thence westerly along the alley ±200 feet to the east right-of-way of May Ave.; thence northerly along May Ave. ±126 feet to place of beginning.

Parcel 26: Beginning at the southeast corner of West Broad St. and Mill St., thence easterly along Broad St. ±205 feet to west right-of-way of May Ave.; thence southerly along May Ave. ±170 feet to the north right-of-way of an unnamed alley; thence westerly along the alley ±200 feet to the east right-of-way of Mill St.; thence northerly along Mill St. ±165 feet to place of beginning.

Parcel 27: Beginning at the southeast corner of West Broad St. and Gift St., thence easterly along Broad St. ±115 feet to west right-of-way of Mill St.; thence southerly along Mill St. ±223 feet; thence westerly ±115 feet to the east right-

of-way of Gift St.; thence northerly along Gift St. ±223 feet to place of beginning.

Parcel 28: Beginning at the southeast corner of West Broad St. and Skidmore St., thence easterly along Broad St. ±235 feet to west right-of-way of Gift St.; thence southerly along Gift St. ±200 feet to the north right-of-way of Shepherd St.; thence westerly along Shepherd St. ±235 feet to the east right-of-way of Skidmore St.; thence northerly along Skidmore St. ±200 feet to place of beginning.

Parcel 29: Beginning at the southeast corner of West Broad St. and Grubb St., thence easterly along Broad St. ±235 feet to west right-of-way of Skidmore St.; thence southerly along Skidmore St. ±200 feet to the north right-of-way of Shepherd St.; thence westerly along Shepherd St. ±235 feet to the east right-of-way of Grubb St.; thence northerly along Grubb St. ±200 feet to place of beginning.

Parcel 30: Beginning at the southeast corner of West Broad St. and Grubb St., thence southerly along Grubb St. ±230 feet; thence westerly ±210 feet; thence northerly ±125 feet; thence easterly ±40 feet; thence northerly ±100 feet thence easterly along Broad St. ±170 feet to place of beginning.

Parcel 31: Beginning at the southeast corner of West Broad St. and Davis Ave., thence easterly along Broad St. ±300 feet thence southerly ±10 feet; thence easterly along Broad St. ±386 feet to west right-of-way of State Route 315; thence southerly along State Route 315 ±422 feet; thence southwesterly ±175 feet; thence westerly ±185 feet; thence southerly ±100 feet; thence westerly ±105 feet; thence northwesterly the east right-of-way of Green St. ±50 feet; thence northerly along Green St. ±288 feet; thence westerly along Green St. ±35 feet; thence northerly ±235 feet; thence westerly to the east right-of-way of Davis St. ±330 feet; thence northerly along Davis St. ±90 feet; thence northeasterly along Davis St. ±28 feet to place of beginning.

Parcel 32: Beginning at the southeast corner of West Broad St. and Souder Ave., thence easterly along Broad St. ±300 feet; thence southeasterly ±35 feet to west right-of-way of Davis Ave.; thence southerly along Davis Ave. ±125 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±325 feet to the east right-of-way of Souder Ave.; thence northerly along Souder Ave. ±150 feet to place of beginning.

Parcel 33: Beginning at the southeast corner of West Broad St. and Hartford Ave., thence easterly along Broad St. ±150 feet to west right-of-way of Souder Ave.; thence southerly along Souder Ave. ±150 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±150 feet to the east right-of-way of Hartford Ave.; thence northerly along Hartford Ave. ±150 feet to place of beginning.

Parcel 34: Beginning at the southeast corner of West Broad St. and Martin Ave., thence easterly along Broad St. ±245 feet to west right-of-way of Hartford Ave.; thence southerly along Hartford Ave. ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±245 feet to the east right-of-way of Martin Ave.; thence northerly along Martin Ave. ±140 feet to place of beginning.

Parcel 35: Beginning at the southeast corner of West Broad St. and Hawkes Ave., thence easterly along Broad St. ±270 feet to west right-of-way of Martin Ave.; thence southerly along Martin Ave. ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±270 feet to the east right-of-way of Hawkes Ave.; thence northerly along Hawkes Ave. ±140 feet to place of beginning.

Parcel 36: Beginning at the southeast corner of West Broad St. and Avondale Ave., thence easterly along Broad St. ±274 feet to west right-of-way of Hawkes Ave.; thence southerly along Hawkes Ave. ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±274 feet to the east right-of-way of Avondale Ave.; thence northerly along Avondale Ave. ±140 feet to place of beginning.

Parcel 37: Beginning at the southeast corner of West Broad St. and Dakota Ave., thence easterly along Broad St. ±274 feet to west right-of-way of Avondale Ave.; thence southerly along Avondale Ave. ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±274 feet to the east right-of-way of Dakota Ave.; thence northerly along Dakota Ave. ±140 feet to place of beginning.

Parcel 38: Beginning at the southeast corner of West Broad St. and Cypress Ave., thence easterly along Broad St. ±274 feet to west right-of-way of Dakota Ave.; thence southerly along Dakota Ave. ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±274 feet to the east right-of-way of Cypress Ave.; thence northerly along Cypress Ave. ±140 feet to place of beginning.

Parcel 39: Beginning at the southeast corner of West Broad St. and Glenwood Ave., thence easterly along Broad St. ±274 feet to west right-of-way of Cypress Ave.; thence southerly along Cypress Ave. ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±274 feet to the east right-of-way of Glenwood Ave.; thence northerly along Glenwood Ave. ±140 feet to place of beginning.

Parcel 40: Beginning at the southwest corner of West Broad St. and Glenwood Ave., thence southerly along west right-of-way of Glenwood Ave. ±460 feet; thence westerly to the east railroad right-of-way ±110 feet; thence northerly along railroad right-of-way ±460 feet; thence easterly along Broad St. ±110 feet to place of beginning.

Parcel 41: Beginning at the southeast corner of West Broad St. and Yale Ave., thence easterly along Broad St. ±131 feet to west right-of-way of an unnamed alley; thence southerly along unnamed alley ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±131 feet to the east right-of-way of Yale Ave.; thence northerly along Yale Ave. ±140 feet to place of beginning.

Parcel 42: Beginning at the southeast corner of West Broad St. and West Park Ave., thence easterly along Broad St. ±327 feet to west right-of-way of Yale Ave.; thence southerly along Yale Ave. ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±327 feet to the east right-of-way of West Park Ave.; thence northerly along West Park Ave. ±140 feet to place of beginning.

Parcel 43: Beginning at the southeast corner of West Broad St. and Princeton Ave., thence easterly along Broad St. ±327 feet to west right-of-way of West Park Ave.; thence southerly along West Park Ave. ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±327 feet to the east right-of-way of Princeton Ave.; thence northerly along Princeton Ave. ±140 feet to place of beginning.

Parcel 44: Beginning at the southeast corner of West Broad St. and Dana Ave., thence easterly along Broad St. ±266 feet to west right-of-way of Princeton Ave.; thence southerly along Princeton Ave. ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±266 feet to the east right-of-way of Dana Ave.; thence northerly along Dana Ave. ±140 feet to place of beginning.

Parcel 45: Beginning at the southeast corner of West Broad St. and Brehl Ave., thence easterly along Broad St.

±289 feet to the east right-of-way of Dana Ave.; thence southerly along Dana Ave. ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±289 feet to the east right-of-way of Brehl Ave.; thence northerly along Brehl Ave. ±140 feet to place of beginning.

Parcel 46: Beginning at the northwest corner of West Broad St. and Central Ave., thence easterly along Broad St. ±274 feet to west right-of-way of Brehl Ave.; thence southerly along Brehl Ave. ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±274 feet to the east right-of-way of Central Ave.; thence northerly along Central Ave. ±140 feet to place of beginning.

(Ord. 617-01 § 1.)

3372.693 - West Broad Street/Greater Hilltop urban commercial overlay.

There is hereby created in the city an urban commercial overlay to be known as the West Broad Street/Greater Hilltop urban commercial overlay consisting of the following area and parcels:

All parcels fronting on West Broad Street from the west side of Highland Avenue, west to the east side of Hague Avenue.

(Ord. 411-99 § 1.)

3372.695 - West Third Avenue urban commercial overlay.

There is hereby created in the city an urban commercial overlay to be known as the West Third Avenue urban commercial overlay consisting of the following parcels/areas:

Parcel 1: Beginning at the northeast corner of Third Ave. and Oregon Ave.; thence northerly along the east right-of-way of Oregon Ave. ±125 feet to the south right-of-way of an unnamed alley; thence easterly along the alley ±120 feet to the west right-of-way of an unnamed alley; thence southerly along the alley ±125 feet to the north right-of-way of Third Ave. thence westerly along Third Ave. ±120 feet to place of beginning.

Parcel 2: Beginning at the northwest corner of Third Ave. and Michigan Ave.; thence westerly along the north right-of-way of Third Ave. ±100 feet; thence northerly along the east right-of-way of an unnamed alley ±120 feet; thence easterly ±100 feet to the west right-of-way of Michigan Ave.; thence southerly along Michigan Ave. ±120 feet to place of beginning.

Parcel 3: Beginning at the northeast corner of Third Ave. and Michigan Ave.; thence northerly along the east right-of-way of Michigan Ave. ±125 feet to the south right-of-way of an unnamed alley; thence easterly ±150 feet to the west right-of-way of an unnamed alley; thence southerly along the alley ±125 feet to the north right-of-way of Third Ave.; thence westerly along Third Ave. ±150 feet to place of beginning.

Parcel 4: Beginning at the northwest corner of Third Ave. and Pennsylvania Ave.; thence westerly along the north right-of-way of Third Ave. ±150 feet to the east right-of-way of an unnamed alley; thence northerly along the alley to the south right-of-way of an unnamed alley ±125 feet; thence easterly along the alley ±150 feet to the west right-of-way of Pennsylvania Ave.; thence southerly along Pennsylvania Ave. ±125 feet to place of beginning.

Parcel 5: Beginning at the northeast corner of Third Ave. and Pennsylvania Ave.; thence northerly along the east right-of-way of Pennsylvania Ave. ±110 feet to the south right-of-way of an unnamed alley; thence easterly along the alley ±150 feet to the west right-of-way of an unnamed alley; thence southerly along the alley ±110 feet to the north right-of-way of Third Ave.; thence westerly along Third Ave. ±150 feet to place of beginning.

Parcel 6: Beginning at the northwest corner of Third Ave. and Harrison Ave.; thence westerly along the north right-of-way of Third Ave. ±150 feet to the east right-of-way of an unnamed alley; thence northerly along the alley ±110 feet; thence easterly ±150 feet to the west right-of-way of Harrison Ave.; thence southerly along Harrison Ave. ±110 feet to place of beginning.

Parcel 7: Beginning at the southwest corner of Third Ave. and Harrison Ave.; thence westerly along the north right-of-way of Third Ave. ±150 feet to the east right-of-way of an unnamed alley; thence southerly along the alley ±110 feet; thence easterly ±150 feet to the west right-of-way of Harrison Ave.; thence northerly along Harrison Ave. ±110 feet to place of beginning.

Parcel 8: Beginning at the southeast corner of Third Ave. and Pennsylvania Ave.; thence easterly along the north right-of-way of Third Ave. ±150 feet to the west right-of-way of an unnamed alley; thence southerly along the alley to the north right-of-way of an unnamed alley ±110 feet; thence westerly along the alley ±150 feet to the west right-of-way of Pennsylvania Ave.; thence northerly along Pennsylvania Ave. ±110 feet to place of beginning.

Parcel 9: Beginning at the southwest corner of Third Ave. and Pennsylvania Ave.; thence westerly along the north right-of-way of Third Ave. ±150 feet to the east right-of-way of an unnamed alley; thence southerly along the alley ±120 feet; thence easterly ±150 feet to the west right-of-way of Pennsylvania Ave.; thence northerly along Pennsylvania Ave. ±120 feet to place of beginning.

Parcel 10: Beginning at the southeast corner of Third Ave. and Michigan Ave.; thence easterly along the north right-of-way of Third Ave. ±150 feet to the west right-of-way of an unnamed alley; thence southerly along the alley ±90 feet; thence westerly ±150 feet to the west right-of-way of Michigan Ave.; thence northerly along Michigan Ave. ±90 feet to place of beginning.

Parcel 11: Beginning at the southwest corner of Third Ave. and Michigan Ave.; thence westerly along the north right-of-way of Third Ave. ±100 feet to the east right-of-way of an unnamed alley; thence southerly along the alley ±60 feet; thence easterly ±100 feet to the west right-of-way of Michigan Ave.; thence northerly along Michigan Ave. ±60 feet to place of beginning.

Parcel 12: Beginning at the southeast corner of Third Ave. and Oregon Ave.; thence easterly along the north right-of-way of Third Ave. ±120 feet to the west right-of-way of an unnamed alley; thence southerly along the alley ±125 feet to the north right-of-way of an unnamed alley; thence westerly ±120 feet to the west right-of-way of Oregon Ave.; thence northerly along Oregon Ave. ±125 feet to place of beginning.

(Ord. 616-01 § 1.)

3372.697 - Northwest Boulevard Urban commercial overlay.

There is hereby created in the city an urban commercial overlay to be known as the Northwest Boulevard Urban Commercial Overlay. The provisions of this overlay shall apply to all properties indicated on Exhibit D, "Fifth by Northwest Commercial Overlays," further defined as the following areas and parcels.

- 1) Parcels in the area of the intersection of Northwest Boulevard and Chambers Road, defined more specifically as those parcels fronting the south/west side of Northwest Boulevard beginning at a point approximately ± 455 feet northwest of the centerline of Chambers extending to a point approximately ± 350 feet southeast of the centerline (as measured along the Northwest Blvd centerline), and those parcels fronting on the north/east side of Northwest Boulevard beginning at a point approximately ± 80 feet northwest of the centerline of Chambers Road extending to a point approximately ± 245 feet southeast of the centerline (as measured along the Northwest Blvd centerline).
- 2) Parcels in the area of the intersection of Northwest Boulevard and King Avenue, defined more specifically as those parcels fronting the west side of Northwest Boulevard from a point ± 195 feet north of the centerline of King Avenue extending south to a point ± 182 feet south of the centerline, those parcels fronting the east side of Northwest Boulevard from a point ± 195 feet north of the centerline of King Avenue extending south to a point ± 158 feet south of the centerline, those parcels fronting the north side of King Avenue from a point ± 200 feet west of the western centerline of Northwest Boulevard (southbound section) extending to a point ± 180 feet east of the eastern centerline of Northwest Boulevard (northbound section), and those parcels fronting the south side of King Avenue from a point ± 151 feet west of the western centerline of Northwest Boulevard (southbound section) extending to a point ± 168 feet east of the eastern centerline of Northwest Boulevard (northbound section).
- 3) Parcels in the area of the intersection of Northwest Boulevard and Third Avenue, defined more specifically as those parcels fronting the west side of Northwest Boulevard from a point ± 264 feet north of the centerline of Third Avenue extending south to a point ± 170 feet south of the centerline (as measured along the western Northwest Blvd centerline), those parcels fronting the east side of Northwest Boulevard from a point ± 251 feet north of the centerline of Third Avenue extending south to a point ± 250 feet south of the centerline (as measured along the eastern Northwest Blvd centerline), those parcels fronting the north side of Third Avenue from a point ± 207 feet west of the western centerline of Northwest Boulevard (southbound section) extending to a point ± 198 feet east of the eastern centerline of Northwest Boulevard (northbound section), and those parcels fronting the south side of Third Avenue from a point ± 112 feet west of the western centerline of Northwest Boulevard (southbound section) extending to a point ± 240 feet east of the eastern centerline of Northwest Boulevard (northbound section).

(Ord. No. 0216-2010, § 5, 5-10-2010)

Cross reference— See Exhibit "D" following Section 3372.683.